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Part XXIV
Jamul/Dulzura Subregional Plan

San Diego County General Plan-1990

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ADOPTED BY
BOARD OF SUPERVISORS
DECEMBER 19, 1979
GPA 79-02

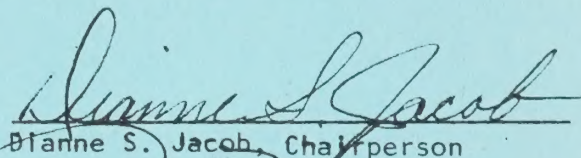
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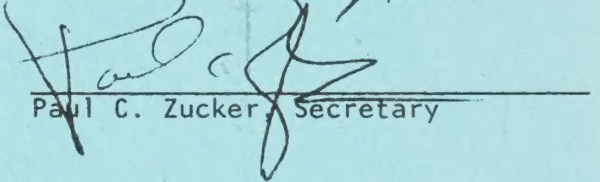
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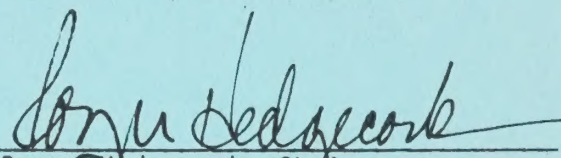
CERTIFICATE OF ADOPTION

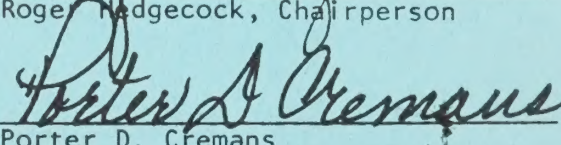
I hereby certify that this Plan, consisting of a map and this text, as amended by General Plan Amendment (GPA) 80-01, Subitem (2), is the Jamul/Dulzura Subregional Plan and is a part of the Land Use Element, Section II, Part XXIV, of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 27th day of June, 1980.


Dianne S. Jacob, Chairperson

Attest: 
Paul C. Zucker, Secretary

I hereby certify that this Plan, consisting of a map and this text, as amended by General Plan Amendment (GPA) 80-01, Subitem (2), is the Jamul/Dulzura Subregional Plan and is a part of the Land Use Element, Section II, Part XXIV, of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 13th day of August, 1980.


Roger Hedgcock, Chairperson

Attest: 
Porter D. Cremans
Clerk of the Board

Adopted December 19, 1979, GPA 79-02
First Amendment August 13, 1980, GPA 80-01

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CHAPTER 1

INTRODUCTION

The Jamul/Dulzura Subregion covers an area of approximately 168 square miles located generally south of Loveland Reservoir and the Sweetwater River, adjacent to and north of the Mexican border and east of the Rancho San Diego land development. Located within the northeast portion of the planning area is Barrett Lake, and the Cleveland National Forest. U.S. Highway 94 traverses the region generally in an east-west direction.

The population of the Subregion is about 5,000 people. It has several small rural or semi-rural communities including Jamul, Steel Canyon, Dulzura and Barrett Junction. Jamul, the largest of these communities, and its surrounding hills and valleys accommodate a majority of the Subregion's population. Generally the Subregion is still rural in character since it has no sewer system and imported water service only in the northwestern portion of the area. There has been some recent pressure in the northwestern section to bring rapid residential growth.

On March 15, 1977, the Board of Supervisors implemented interim T (20) zoning for Jamul at the citizens' request that the proliferation of housing construction be slower, since availability of public services were limited. Soon afterwards, on March 29, 1977, the Board of Supervisors also directed that a subregional plan be prepared for the area to provide for its orderly development. The Plan has been prepared on an accelerated basis by the Jamul/Dulzura Subregional Planning Group and County staff. It reflects a significant community effort and provides a direction for appropriate change and growth for the region through 1995.

The plan eventually will consist of an adopted text containing eight chapters, two appendices and related maps. Phase I of the Plan, adopted as part of GPA 79-02, contains goals, policies and maps for Land Use, Conservation, Recreation and Scenic Highways. Phase II, adopted as part of GPA 80-01, contains a goal, policies and a map for Circulation. The map is part of the Countywide Circulation Element (sheets 6 and 7). Phase III will be concerned with Public Facilities. Chapters 2 through 8 will consist mainly of the goals, which express the values of the community and policies which the County will carry out to meet these goals. Its content reflects a strong regional desire to maintain the rural residential character of the community.

CHAPTER 2

LAND USE ELEMENT

SUBREGIONAL GOALS AND POLICIES

The following Goals and Policies relate to the specific needs of the Subregion. They are designed to clarify the intentions of the Planning Group, and guide future development within the Subregion while maintaining consistency with the overall program of the Regional Land Use Element.

Goal 1

Encourage development of the land in such a manner as to retain the existing rural atmosphere of the community.

Goal 2

Provide for a land use pattern which accommodates a population projection for 1995 of 8,500 to 10,500 people if essential services such as water, fire protection and schools are available.

Goal 3

Direct urban density residential and commercial land uses to the region's more level land in the imported water service area. Outside the imported water services, areas should have low density residential and agricultural land uses.

URBAN: For the purposes of this document, land within the Country Town boundary (Jamul area) and the Urban Limit Line (Steel Canyon area) will be considered urban.

RESIDENTIAL

POLICY 1

Urban Residential lots should meet the following criteria:

- (a) No lot should be less than one net acre. Land designated "Estate" or "Residential-1" with slopes over 15% should have no more than one dwelling per two acres. Land with 25% slope should have a maximum of one dwelling per four acres.
- (b) All lots should have imported water and be able to provide an on-site sewage disposal.
- (c) All future subdivisions of 20 or more lots should provide a minimum of 5% of the land in open space in addition to deeded lots.
- (d) Road and street improvements should conform to the goals and policies as set forth under the Transportation Element.
- (e) New development should provide for equestrian trails as designated on the Riding and Hiking Map.

- (f) All future developments should meet County standards for lot design and street pattern.
- (g) All utilities should be underground unless unfeasible.
- (h) Clustering is permitted pursuant to Policy 5.

COMMERCIAL

POLICY 2

The major business center for the Subregion should be limited to one centralized area as generally defined by Highway 94 and Jefferson. Other commercial areas should be neighborhood in type.

POLICY 3

Commercial development should retain the rural character of the subregion and meet the following criteria:

- (a) Commercial lots should be a net minimum of .9 acres in order to provide for adequate landscaping, parking, on-site sewage disposal and open space between structures.
- (b) Structures should be limited to two stories in height.
- (c) Signs should be limited in size to 32 square feet and should have only indirect lighting. No sign shall have blinking of lights.
- (d) Site plan review should be done by the County whenever possible in order to guarantee the rural character of the community is met and to minimize conflicts between the commercial and the adjoining non-commercial development in terms of traffic, parking, lighting, landscaping and service delivery.

RURAL: For the purpose of this plan all land outside the Country Town boundary and Urban Limit Line will be considered rural.

RESIDENTIAL

POLICY 4

When imported water is available, there should be no more than one dwelling per two acres. Land having over 25% slope or located in the Multiple Rural Use designation should have no more than one dwelling unit per four acres. Land in the Multiple Rural Use Category with more than 25% slope should be limited to one dwelling unit per eight acres.

POLICY 5

When imported water is available, the clustering of dwelling units is compatible and encouraged in the rural areas under the following circumstances:

- (a) The minimum parcel size of all parcels is at least one net acre.

- (b) Land not included within the clustered lots is reserved for permanent open space, and an open space easement is granted to the County over such land.
- (c) On-site sewage disposal systems can be approved by the Health Department for immediate and long-term usage.
- (d) The proposed development will have a no more serious effect on the natural environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category.
- (e) The proposed clustered development, including the open space areas does not exceed the overall density permitted without clustering in the existing land use designations.

POLICY 6

Residential development outside the imported water service area should be limited to one dwelling unit per twenty acres unless an on-site hydrology study indicates that adequate groundwater exists for higher densities. Such studies should meet the EAD's guideline for site specific hydrologic investigations. The clustering of dwelling units is acceptable in areas that use groundwater as long as they meet the above listed criteria and have performed on-site hydrology studies.

COMMERCIAL

POLICY 7

Commercial development should be discouraged outside the designated urban areas and should only be approved in the rural areas under the following conditions:

- (a) The facility must be intended to serve only the adjacent neighborhood.
- (b) The circulation and access needs can be met adequately.
- (c) The need for the facility can be adequately demonstrated.
- (d) Neighborhood commercial development will not cause adverse impact on neighborhood properties.
- (e) Site plan review and appropriate landscaping be required.
- (f) The facility is not intended to attract regional travelers.

AGRICULTURE

POLICY 8

Agricultural activities are essential in maintaining the existing rural life of the community. Therefore, all agricultural activities, large or small, which provide a local or regional source of food/fibre/fuel will be encouraged where water and land resources are available.

POLICY 9

A study of the long-range availability of groundwater for agricultural uses will be prepared as soon as possible.

POLICY 10

Keeping animals and other agricultural land uses on residential parcels of one acre or larger is desirable. As land holdings increase in size, the number of animals permitted should also be increased. Land Use Regulations permissive enough to allow such agricultural uses are appropriate throughout the community.

POLICY 11

Agricultural preserves and land conservation contracts in the Jamul/Dulzura Subregion should be encouraged unless the land is unsuitable for any type of agricultural use.

POLICY 12

The cooperation of federal and state agencies, along with the local government, should be encouraged to promote agricultural development through the use of soil and water conservation projects.

POLICY 13

Agricultural businesses such as custom butchering, smokehouses and fruit and vegetable packing are appropriate in areas designated multiple-rural use when compatible with existing development.

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CHAPTER 3

CIRCULATION ELEMENT

Goal

Establish a transportation system which will provide for safe, efficient travel throughout this rural community and enhance the beauty, quality and atmosphere of the Jamul/Dulzura Subregional Planning Area. To achieve this end, the transportation network should:

ENCOURAGE THE PRESERVATION OF THE RURAL CHARACTER OF THE COMMUNITY

- Policy 1 Road design within the community shall be compatible with topography and landscape and minimize grading. All road improvements shall be designed to maximize environmental and aesthetic considerations.
- Policy 2 County policies that provide for replacement of all healthy, mature trees lost during highway maintenance or improvement projects shall be strictly enforced.
- Policy 3 All Subdivisions, residential and commercial, shall incorporate asphaltic berms, in lieu of concrete curbs and gutters, unless concrete curbs and gutters are required because of the grade of the road, and graded walkways instead of concrete sidewalks.
- Policy 4 Locate major roads to be constructed in the future so as to by-pass rather than divide residential neighborhoods.
- Policy 5 In order to keep the rural character of the community, it is important to retain the dark skies. Therefore, street lighting should be of the type as to reflect downward only. Such lighting, when required, should be located at street intersections, ends of cul-de-sacs, and other locations as necessary for safety only.

ACCOMMODATE AUTOMOBILE AND NONMOTORIZED MODES OF TRAVEL WITHIN THE PLANNING AREA

- Policy 6 Support the construction of a local road network which is designed to service the existing land use pattern and the future community development.
- Policy 7 Funding priority shall be given to maintaining in good condition the existing road system. The construction of new, or the upgrading of existing roads, as shown on the circulation element, shall not be accomplished until their need has been demonstrated to the Jamul/Dulzura Citizens' Planning Group. This shall be done by an annual evaluation of the Department of Transportation's multi-year work program for the Planning Area.

- Policy 8 The development of public transportation to the Jamul/Dulzura Area from El Cajon and San Diego is recognized as desirable. A study into the feasibility of extending life line bus service in the community should be encouraged.
- Policy 9 Residential development shall be designed with equestrian trails and foot paths as an integral part of the project. In addition, permission should be granted for short term use of portions of circulation road easements for equestrian trails until such time as full road improvements are necessary.
- Policy 10 Support the design and construction of safe, attractive pedestrian, bicycle and equestrian crossings at logical points on major thoroughfares. In particular, the junctions of Highway 94 and Jefferson, and Skyline Truck Trail and Lyons Valley should have such crossings.

PROVIDE FOR A LOCAL ROAD SYSTEM THAT IS SAFE AND EFFICIENT

- Policy 11 Include Fire Safe Road Standards as criteria for County evaluation of proposed road and subdivisions.
- Policy 12 Establish a new County rural road minimum standard for non-circulation routes. Roads built to the new standard would be accepted into the County's maintained road system.
- Policy 13 Encourage the elimination of safety hazards caused by direct access of traffic onto major arterial or collector streets. In particular, new commercial development shall have limited access on such roads. Consideration should be given to a method of limiting access along State Highway 94 in the Steel Canyon Area as traffic increases and congestion occurs.

CHAPTER 4

RECREATION ELEMENT

The policies presented in this chapter will selectively amend and/or carry out the policies for the Recreation Element of the San Diego County General Plan for the Jamul/Dulzura Subregion. Accompanying this section is the Subregional Riding and Hiking Trails map.

GOAL 4

Support the establishment of improved recreational facilities in the Jamul/Dulzura Planning Area which will meet the distinctive needs of the community and enrich the lives of the residents.

POLICY 14

The early identification and acquisition of local recreation sites in order to reduce costs is encouraged. The following locations are listed in order of priority for recreation sites: Central Jamul, Deerhorn Valley area, Dulzura. In addition to acquiring active recreation areas, sites of particular outstanding scenic value in terms of view, natural vegetation, watercourses and unique geological formations should be considered for acquisition. The caves and its surrounding land in the Deerhorn Valley area is an example of property meeting this criteria.

POLICY 15

Park development should be in the form of active recreation (i.e., multi-purpose play fields, community center, horse staging areas). The development of passive recreation (i.e., picnic grounds, open space) should be highly restricted. It is the strong belief of the citizens that the community's ultimate density provides for adequate open space by the individual landowners.

POLICY 16

The highest priority for recreation is the development of a community activity center near the Jamul town center to serve as a social focal point. Any proposal for such a center should include facilities for the keeping of historical artifacts and photographs and a listing of historic structures and their locations.

POLICY 17

The development of horse staging areas, adjacent to riding trails as designated on the Subregional Riding and Hiking Trails Map has special value to this rural community. Such areas should be limited to size, consisting of bathroom facilities, potable water, tie-up areas and parking facilities for horse trailers, or could be developed in conjunction with other recreational facilities.

POLICY 18

A system of equestrian and hiking trails throughout the community to link residential neighborhoods with the town center and the regional trails

network should be developed as indicated on the attached map which designates existing and proposed trail locations.

POLICY 19

The possibilities of developing State and Federal land, as well as County or local district land, should be investigated in order to limit park costs. It would be considered ideal for local parks to be located adjacent to other public facilities, such as schools, fire stations, state parks or country road stations to allow for common sharing of facilities as well as common policing.

POLICY 20

The establishment of an appropriate entity to provide for park and recreation facilities, services, maintenance, and operation as well as other needed public facilities for the community is considered important in order for the general goals of the Plan to be met.

POLICY 21

Utilization of all potential sources of funding and aid that will improve the availability of youth recreational facilities and educational activities of all age groups should be encouraged.

POLICY 22

Strict controls prohibiting off-road vehicle use in other than specifically designated areas is highly desirable.

POLICY 23

Private enterprise should be encouraged to provide additional recreational facilities for the community. Examples of such facilities are tennis and handball courts, swimming pools, picnic areas, etc.

JAMUL-DULZURA SUBREGION

RIDING & HIKING TRAIL CORRIDORS

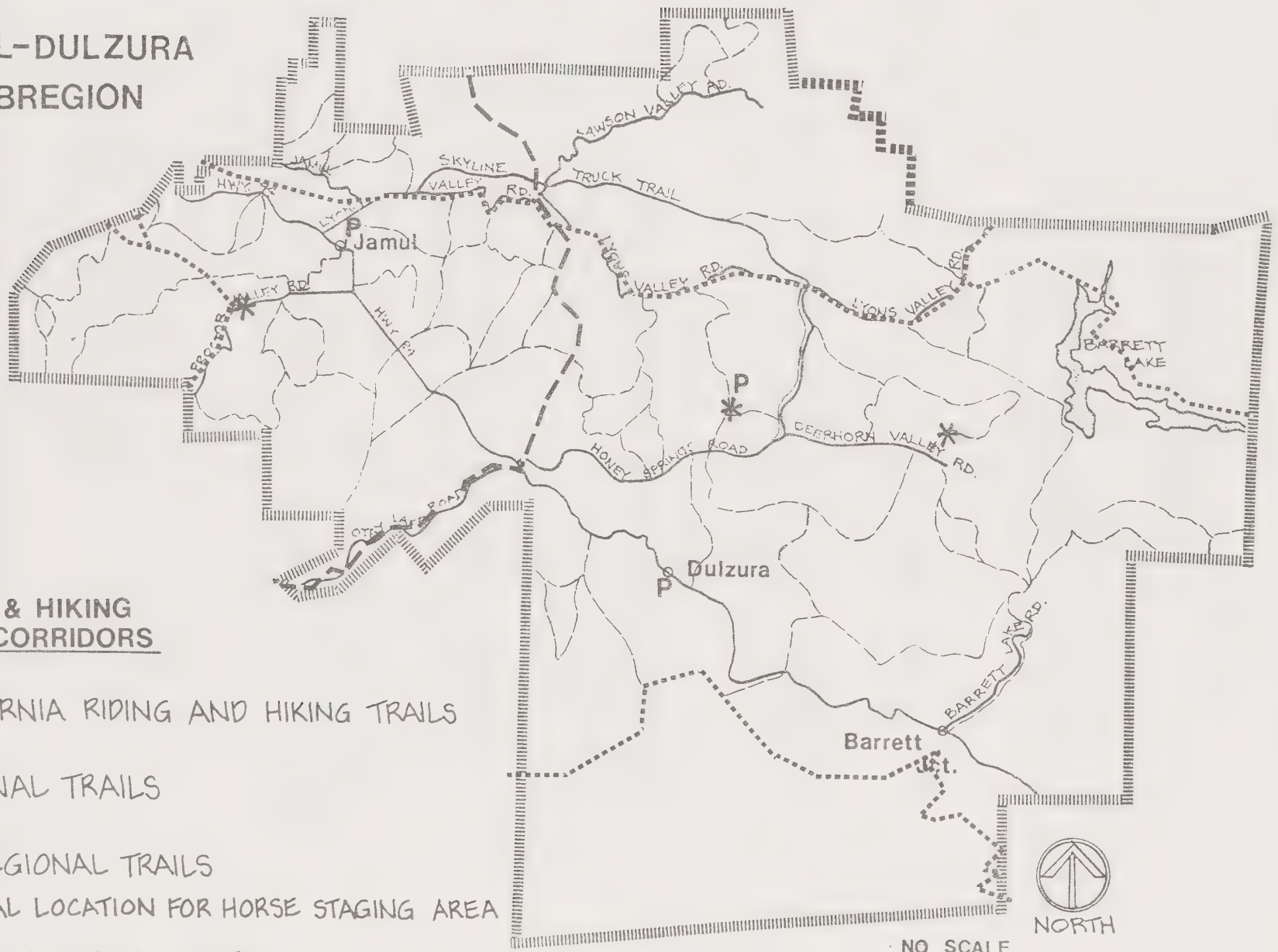
--- CALIFORNIA RIDING AND HIKING TRAILS

..... REGIONAL TRAILS

----- SUBREGIONAL TRAILS

* GENERAL LOCATION FOR HORSE STAGING AREA

P GENERAL LOCATION OF PARK SITE



HISTORICAL SITES

Barret House circa 1890, central Jamul

La Follet House circa 1895, off of Jefferson

Rock House circa 1895, on Hillside Drive

Jamul School House

Lawson Valley School in Lee Valley

Schnell House, west of intersection of Lawson Valley Road
and Skyline Truck Trail

Bratton House circa 1900, Deerhorn Valley Road

Wats House, Mother Grundy Truck Trail

Jamul Rancho building site east of Pio Pico Park

Plumers House circa 1915, north of Dulzura Cafe

Dulzura Cafe circa 1900

Clark Ranch rebuilt 1900, on Dulzura Creek

Hagenback House, across from Forestry Station

Schekler House, east side of Highway 94 across from
Marron Valley Road

Winnetka Ranch House

CHAPTER 5

CONSERVATION ELEMENT

The policies presented in this chapter will selectively amend and/or carry out the policies for the Conservation Element of the San Diego County General Plan for the Jamul/Dulzura Subregion. Accompanying this section is the Resource Conservation Area Map.

GOAL 5

Carefully manage environmental resources in the Jamul/Dulzura area in order to maintain them for future needs.

POLICY 19

The preservation of diverse, viable natural habitats and aesthetic resources such as scenic rock out croppings, ridge tops and mountain peaks should be encouraged.

POLICY 20

Resource Conservation Areas (RCA) should be used as a designation to protect sensitive biological, archaeological, aesthetic, mineral, and water resources. Where a RCA is designated sensitive vegetation significant stands of trees, and wildlife populations should be protected through Sensitive Resource Regulations and/or appropriate land use controls. Projects requiring environmental analysis under the California Environmental Quality Act (CEQA) that occur within Resource Conservation Areas should be carefully analyzed to assess their impact on the Resource Conservation Area.

POLICY 21

Strict controls over land uses in areas not served by imported water should be supported in order to ensure the long-term availability of groundwater resources. When necessary groundwater survey reports should be required and should meet the minimum standards specified in the County Groundwater Policy.

POLICY 22

A large scale groundwater study in the Jamul/Dulzura Subregional Planning Area to clearly evaluate the capabilities of the local groundwater supply should be prepared at the earliest possible date.

POLICY 23

The protection of historical and archaeological resources should be encouraged. Historical buildings should be identified and archaeological sites studied and salvaged by qualified archaeologists.

POLICY 24

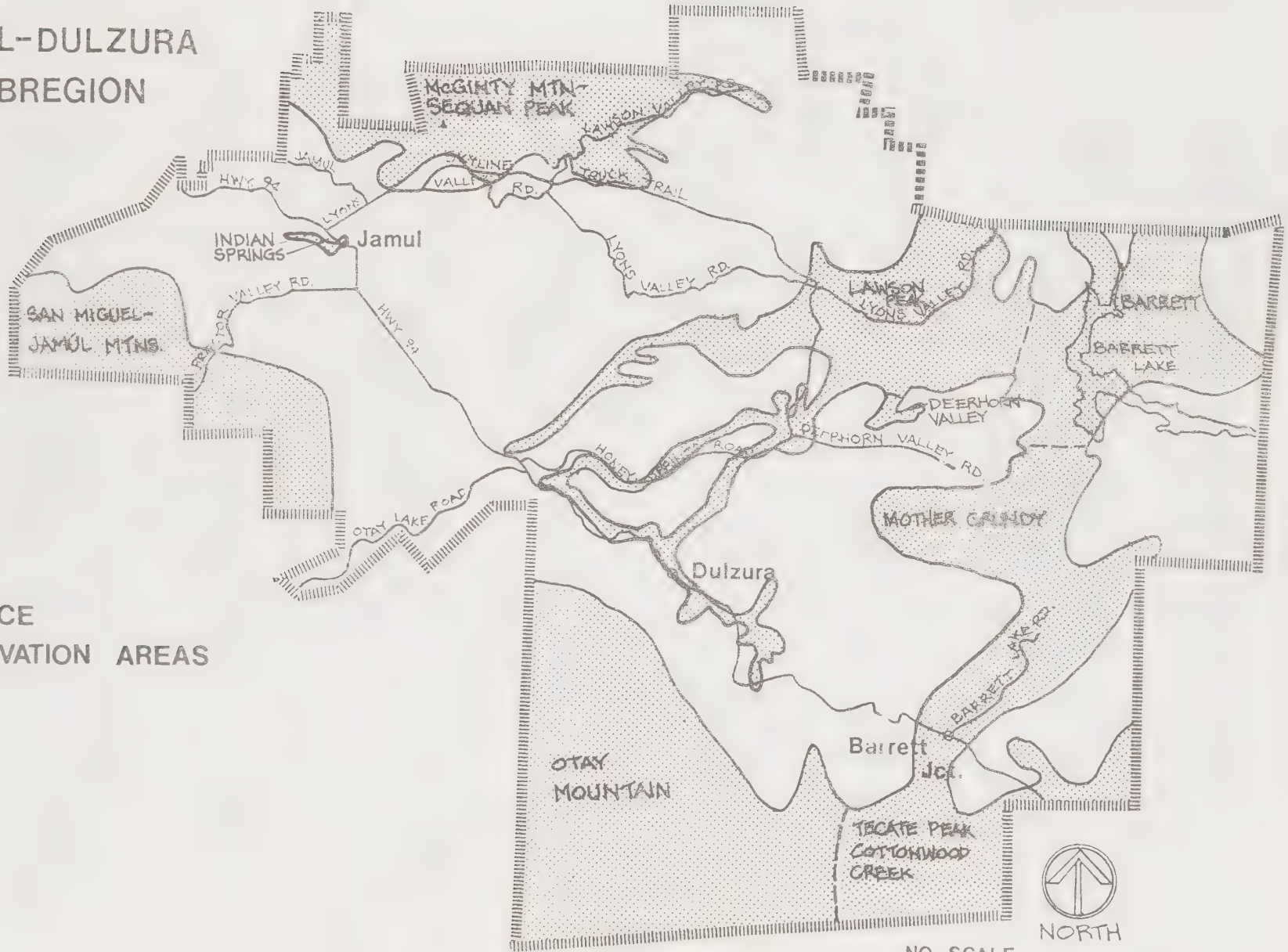
Standards should be developed for control over light pollution to preserve the dark sky characteristics of Jamul/Dulzura Subregion.

POLICY 25

Development in areas with geologic hazards such as land slide prone soils, seismic risks, should be discouraged.

JAMUL-DULZURA
SUBREGION

RESOURCE
CONSERVATION AREAS



NO SCALE

RESOURCE CONSERVATION AREAS FOR JAMUL-DULZURA

1. San Miguel - Jamul Mountains

Resources include scenic mountains that are prominent landscape features for all of Jamul, El Cajon and large portions of San Diego. Resources to be protected include several rare and endangered plants such as the threatened San Miguel savory, Otay manzanita, endangered Mexican fremontia, the rare Mountain misery, and very rare Gander's pitcher sage.

2. Indian Springs

This area is important for the Riparian and oak woodlands that grow along Highway 94. These woodlands represent a part of the character of Jamul.

3. McGinty Mountain - Sequan Peak

These two mountains are both prominent visual features for the El Cajon and Harbison Canyon and Dehesa regions. These mountains are also biologically important because they contain many rare and endangered and threatened plants including about 75 percent of the known population of the endangered Dehesa beargrass. Other rare plants in this area include the endangered San Diego thornmint, threatened San Miguel Savory, Gander's butterweed, Felt leaf rock mint and Dean's milkvetch, and the rare California copperleaf, Mountain misery, San Diego tetracoccus, Cleveland sage, Ramona cinquefoil, and San Diego sunflower. The California Natural Area Coordinating Council designated this as a Significant Natural Area.

4. Lawson Peak

Lawson Peak is a scenically important mountain as well as biologically important area because of the presence of the threatened Felt leaf rock mint, Gander's butterweed, and the rare Campo clarkia and Creeping sage. This Resource Conservation Area also contains the Riparian and Oak woodlands of Hollenbeck Canyon, Pringle Canyon, and Dulzura Creek.

5. Deerhorn Valley

Oak woodlands and their surrounding chaparral habitats are the important resources in this area.

6. Barrett

This area contains Barrett Lake, its associated Riparian woodlands and steep chaparral covered slopes leading into the lake. Rare plants within the area include the threatened Felt leaf rock mint, Morena current and Gander's butterweed as well as the rare Mountain misery and Campo clarkia.

7. Mother Grundy

The rock formation namesake for this mountain is a prominent landscape

feature for the Dulzura area. It also contains some of the rare and endangered species that occur in the Barrett RCA.

8. Tecate Peak - Cottonwood Creek

Resources in this area include Tecate Peak as an international landmark, Cottonwood Creek and its waterfall, Riparian woodlands, stands of the rare Tecate cypress, as well as rare and endangered plants such as Mountain misery, the spectacular Campo pea, Cleveland monkey flower, Dense reed grass, Slender pod caulanthus, Gander's butterweed and Orcutt's brodiaea,

9. Otay Mountain

Otay Mountain is a famous landmark known for the world's largest stand of the rare Tecate cypress. It contains all of the rare plants that occur on Tecate mountains as well as the threatened Otoy manzanita, Dunn's Mariposa lily and San Miguel savory, the endangered Mexican fremontia, and the very rare Gander's pitcher sage which is found nowhere else but San Miguel mountain. The California Natural Area Coordinating Council designated this as a Significant Natural Area.

CHAPTER 6

SCENIC HIGHWAY ELEMENT

The policies presented in this chapter will selectively amend and/or carry out the policies for the Scenic Highway Element of the San Diego County General Plan for the Jamul/Dulzura Subregion.

GOAL 6

The early designation of a scenic highway system which will provide attractive and scenic travel routes within the Jamul/Dulzura Subregional Area.

POLICY 27

The priority of the scenic highway corridors in the Jamul/Dulzura subregional area as designated in the County General Plan are as follows:

First and highest priority: State Highway 94; second priority: Lyons Valley Road, Skyline Truck Trail, Proctor Valley Road; and third priority: Honey Springs, Otay Lakes.

POLICY 28

The above listed routes should be protected by the implementation of a Scenic Preservation Overlay Zone as soon as possible.

CHAPTER 7

IMPLEMENTATION

RELATIONSHIP WITH REGIONAL LAND USE ELEMENT

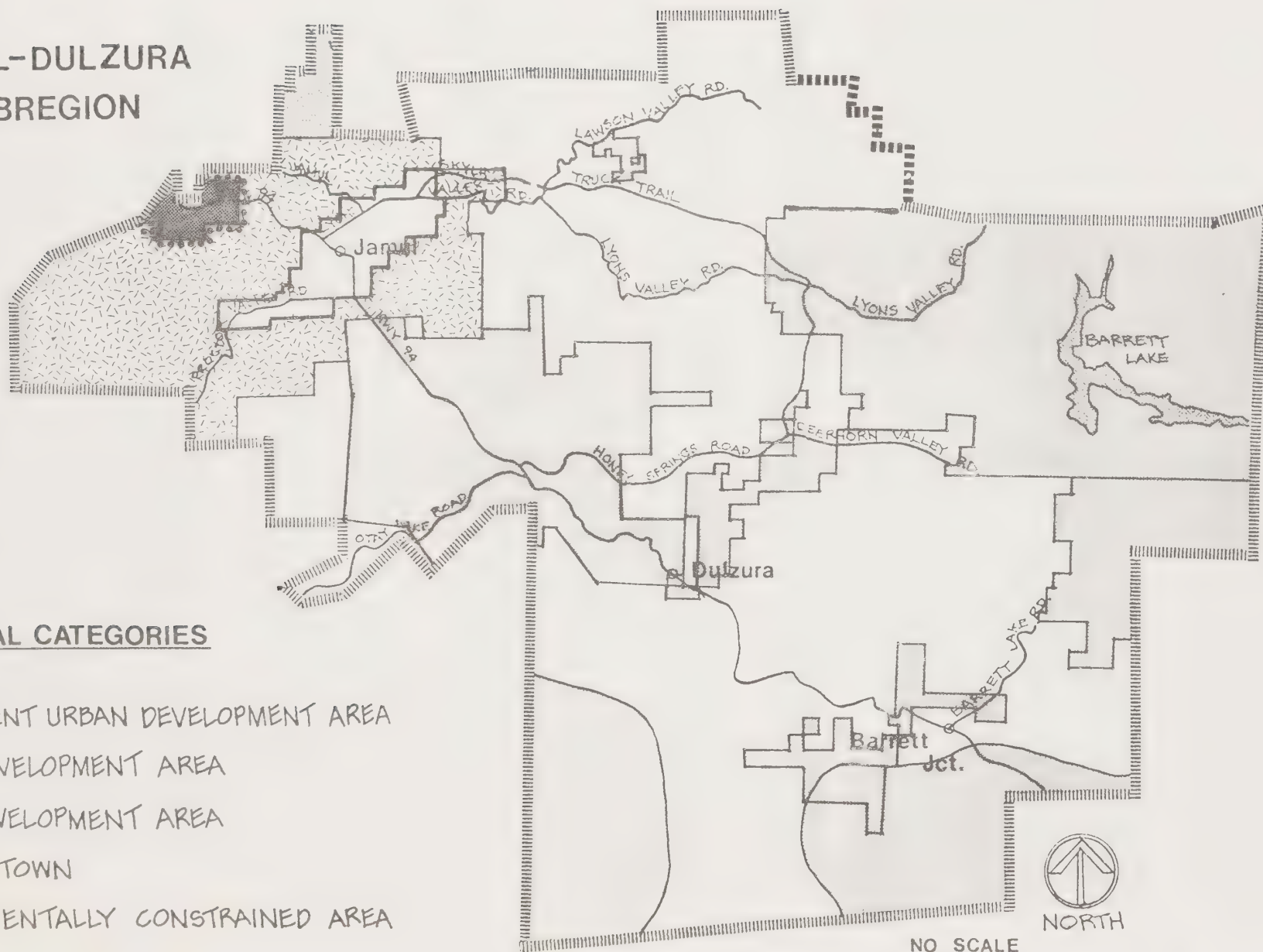
The Jamul/Dulzura Subregional Plan implements the goals and policies of the Regional Land Use Element (Part II of the County General Plan). It also implements, in part, the Regional Growth Management Plan which was approved in concept by the Board of Supervisors on August 16, 1978. The Growth Management strategy implemented in the Regional Land Use Element and this plan attempts to guide new urban development into those areas of the County where urbanization will be least costly, conserve future options for development, and help meet the housing and other needs of County residents:

The Regional Categories shown on the Regional Land Use Element map delineate the pattern of development to take place in this subregion through the year 1995.







The following Regional Categories are found within the Jamul/Dulzura Subregional Plan. (Refer to Appendix A for a complete description of the regional policies applicable to the Jamul/Dulzura Subregional Plan.)

1. The Current Urban Development Area includes those County lands to which near-term urban development should be directed.
2. The Estate Development Area combines agricultural and low density residential uses (minimum parcel sizes of two (2) to twenty (20) acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.
3. The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.
4. The Country Towns category applies to existing small, historically established retail/residential areas serving surrounding low-density rural areas or functioning as resorts. They are designated for generally one-acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.
5. Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

JAMUL-DULZURA SUBREGION



REGIONAL CATEGORIES

-  1985 CURRENT URBAN DEVELOPMENT AREA
-  ESTATE DEVELOPMENT AREA
-  RURAL DEVELOPMENT AREA
-  COUNTRY TOWN
-  ENVIRONMENTALLY CONSTRAINED AREA
-  URBAN LIMIT LINE



NORTH

NO SCALE

The Regional Categories shown on the Regional Land Use Element map delineate the pattern of urban development to take place in this region through the year 1995. The Land Use Designations shown on the Jamul/Dulzura Subregional Plan will be used to implement the Regional Categories. The consistency between the Regional Categories and the Subregional Plan Land Use Designations is shown in the Compatibility Matrix. Twenty-five (25) Land Use Designations provide for various residential, commercial, industrial, agricultural, and special uses.

In a similar manner, Use Regulations in The Zoning Ordinance will be used to implement the Land Use Designations. The consistency between the Land Use Designations and Use Regulations is also shown in the Compatibility Matrix. A complete listing of additional policies, procedures, and guidelines necessary to implement this plan is contained in the Plan Implementation Manual.

LAND USE DESIGNATIONS

The following Land Use Designations shall guide development consistent with the Regional Categories as described in the beginning of this Chapter and with the Goals and Policies of the Jamul/Dulzura Subregional Plan. The following Land Use Designations are delineated on the adopted Subregional Plan map:

URBAN RESIDENTIAL DESIGNATIONS

The Urban Residential Designations promote residential uses as the principal and dominant use. Specific density ranges shall be a part of each designation and, in certain instances, a variety of densities and building types is encouraged.

DESIGNATION	MAXIMUM DENSITY
(1) Residential	1 du/gr. ac. where the average slope does not exceed 15%
	1 du/2 gr. ac. where the average slope is greater than 15% and does not exceed 25%
	1 du/4 gr. ac. where the average slope is greater than 25%

COMMERCIAL DESIGNATIONS

The Commercial Designations provide locations for exclusive commercial uses. The four Commercial Designations are:

(11) Office-Professional

-- This designation provides areas for administrative and professional services. This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(12) Neighborhood Commercial

-- This designation provides for limited, small scale commercial uses

serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances. This designation is consistent with all categories of the Regional Land Use Element.

(13) General Commercial

- This designation provides for commercial areas where a wide range of retail activities and services is permitted. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building. This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(14) Service Commercial

- This designation provides for heavier commercial or light industrial uses. This designation would differ from the General Commercial Designation in that it emphasizes services to retail commercial zones by permitting wholesaling and warehousing activities. This designation is consistent with all categories of the Regional Land Use Element.

NON-URBAN RESIDENTIAL DESIGNATIONS

These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services will not be provided. Commercial uses may be permitted to serve the needs of the residents. There are two Non-Urban Residential Designations:

(17) Estate Residential

- This designation provides for minor agricultural and low density residential uses. Parcel sizes of 2 or 4 acres or larger are required depending on the following slope criteria:

Slope -- 1 dwelling unit per 2 acres (gross) where the average slope does not exceed 25%.

- 1 dwelling unit per 4 acres (gross) where the average slope is greater than 25%.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

(18) Multiple Rural Use

- This designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. Parcel sizes of 4, 8, or 20 acres are required depending upon slope as follows, and the criteria established in the County Groundwater Policy which may require up to 40-acre parcels:

Slope -- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25%.

-- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

-- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.

Permitted parcel sizes are as specified above, provided that Health Department requirements for adequate immediate and long term water supply and septic tank and leach fields can be met, provided that the criteria in the County Groundwater Policy can be met (which may require minimum parcel sizes of 40 acres), provided that when environmental analysis indicates that significant impacts could occur then larger parcel sizes will be required, and further provided that when zoning on the land requires a larger parcel size such larger parcel size shall prevail.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate and Rural Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

AGRICULTURAL DESIGNATIONS

These designations promote agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. Lot sizes and overall population density will vary based on the suitability of the individual parcels for various crops or agricultural products. No uses should be permitted that would have a serious adverse effect on agricultural production including food and fibre production, horticulture, floriculture, or animal husbandry.

(20) Agricultural Preserve

- This designation permits the following:

For lands under contract, permitted uses and parcel sizes shall be as specified by the contract.

For lands within the preserve boundaries but not under contract, uses and parcel sizes shall be determined by the Use Regulation. This designation is consistent with all categories of the Regional Land Use Element.

SPECIAL PURPOSE DESIGNATIONS

(22) Public/Semi-Public Lands

- This designation indicates lands generally owned by public agencies. This designation includes military bases; Indian reservations; cemeteries; institutions; public parks including Regional Parks; County airports; and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(23) National Forest and State Parks

- This designation indicates the planned boundaries and major land holdings of the Cleveland National Forest, Cuyamaca Rancho State Park, and Anza-Borrego State Park. It is the intent of this designation that the appropriate

governmental agency will be notified prior to the approval of any proposal by a property owner to use or develop any land within this Land Use Designation. Under California Code Section 884, a reasonable period of time will be given for the appropriate public agency to respond to such notice.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road, or a road which connects to a public road; has a 40 foot minimum right-of-way and meets large-lot subdivision standards for improvements and geometrics.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

SPECIAL AREA OVERLAYS

Where some unique physical, legal, or resource situation exists, a Special Area Overlay shall be used on the appropriate land use map. This overlay designation shall: 1) indicate that the underlying designation is modified in some limiting way as to permitted use and/or to permitted density; 2) define conditions in addition to those normally used in order to attain the underlying use and density.

These overlays are applied to lands which have some unique characteristics which might indicate an implementing Use Regulation other than the primary Use Regulation is appropriate. These overlays are:

Scenic (S)

This overlay applies to areas of high scenic value both to assure exclusion of incompatible uses and structures and to preserve and enhance the scenic value. This will be implemented primarily through the Scenic Area Regulations of the Zoning Ordinance (Section 5200).

Resource Conservation Areas (RCA)

This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

USE REGULATIONS

The Use Regulations shall be consistent with each Land Use Designation and categorized as follows:

Consistent Use Regulation (CUR)

These represent Use Regulations that are consistent with the specific Land Use Designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.

Special Circumstances (SC)

These represent Use Regulations that are consistent with a particular Land Use Designation in existing (as of the date of adoption of this Element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Detailed guidelines for the application of "Special Circumstances" are contained in the Plan Implementation Manual.

ZONING MATRIX

The Government Code Section 65860 requires that the County Zoning Ordinance must be compatible with the objectives, policies, and general land uses and programs specified in the adopted General Plan. The following matrix shows the Use Regulations which are compatible with the Plan. All Use Regulations have reference to the San Diego County Zoning Ordinance No. 5281 (New Series). In each Land Use Designation, a number of zones may be suitable to meet the intent of the Plan.

DESIGNATION

USE REGULATIONS

Urban Residential

Consistent

Special Circumstances

(1) Residential

1 du/1, 2, 4 gr. ac.

R-S, R-D, R-R, R-RO
S-80, S-88, S-90, S-94R-M, R-V, R-U, R-C
A-70, A-72
S-82, S-86, S-92

Commercial

(11) Office-Professional

C-30, C-31, C-46
S-80, S-84, S-86, S-88
S-90, S-94R-C
S-82(12) Neighborhood
CommercialC-32, C-30
S-80, S-86, S-88
S-90, S-94R-C
C-31
S-82

(13) General Commercial

C-36, C-30, C-32, C-34, C-31
C-42, C-44, C-46, S-80, S-82
S-84, S-86, S-88, S-90, R-C
S-94

(14) Service Commercial

C-38, C-30, C-32, C-34 C-31
C-36, C-37, C-40, C-42, S-82
C-44, C-46, S-80, S-84,
S-86, S-88, S-90, S-94

Non-Urban Residential

(17) Estate Residential

A-70, A-72, R-R
S-80, S-88, S-90, S-92,
S-94R-RO, R-C, C-36
C-40, C-44, S-82, S-86

(18) Multiple Rural Use

R-R
A-70, A-72
S-80, S-88, S-90, S-92
S-94R-RO, R-C, C-36
C-40, C-44, M-50, M-52
S-82, S-86

Agricultural

(20) Agricultural Preserve

A-70, A-72
S-80, S-88, S-90, S-94

S-82, S-86

Special Purpose

(22) Public/Semi-Public
Lands

S-80, S-90, S-94

R-RO, R-R
A-70
S-82, S-86, S-88(23) National Forest/State
ParksR-R
A-70
S-80, S-88, S-90, S-94R-C, C-44
A-72
S-82, S-86

COMPATIBILITY MATRIX⁽¹⁾

DEGREE OF COMPATIBILITY:

- CONSISTENT WITH REGIONAL CATEGORY
- * CONSISTENT USE REGULATION
- SPECIAL CIRCUMSTANCES

REGIONAL CATEGORIES⁽⁷⁾

LAND USE DESIGNATIONS⁽³⁾

USE REGULATIONS⁽⁴⁾

CURRENT AND FUTURE URBAN	ESTATE	RURAL	COUNTRY TOWN	ENVIRONMENTALLY CON- STRAINED	SPECIAL STUDY AREAS	LAND USE DESIGNATIONS	RESIDENTIAL										COMMERCIAL								INDUSTRIAL				AGR.	SPECIAL													
							R S	R D	R M	R V	R U	R R	R C	C 30	C 31	C 32	C 34	C 36	C 37	C 38	C 40	C 42	C 44	C 46	M 50	M 52	M 54	M 58	A 70	A 72	S 80	S 82	S 86	S 87	S 88	S 90	S 92	S 94					
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						1 10 DU 1/2 & 4 A _c (5)	*	*	○	○	○	*	*	○																				○	○	*	*	○	*	*	○	*	
						2 10 DU A _c	*	*	○	○	*	*	*	○																				○	○	*	*	○	*	*	○	*	
						3 20 DU A _c (6)	*	*	○	○	*	*	*	○																				○	○	*	*	○	*	*	○	*	
						4 29 DU A _c (6)	*	*	*	*	*	*	*	○																				○	○	*	*	○	*	*	○	*	
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						6 73 DU A _c (6)	*	*	*	*	*	*	*	○																				○	○	*	*	○	*	*	○	*	
						7 109 DU A _c (6)	*	*	*	*	*	*	*	○																				○	○	*	*	○	*	*	○	*	
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						9 290 DU A _c (6)	○	*	*	*	*	*	*	○																				○	○	*	*	○	*	*	○	*	
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						11 OFFICE PROFESSIONAL												○	*	*									*							*	○	*	*	*	*		
						12 NEIGHBORHOOD (14)												○	*	○	*															*	○	*	*	*	*		
						13 GENERAL (14)												○	*	○	*	*	*					*	*	*						*	○	*	*	*	*		
						14 SERVICE													*	○	*	*	*	*	*	*	*	*	*	*						*	○	*	*	*	*		
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						15 LIMITED IMPACT																					○		*	*	*				*	○	*	*	*	*	*		
						16 GENERAL IMPACT																		*			○		*	*	*	*			*	○	*	*	*	*	*		
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						17 ESTATE 1 DU 1/2 & 4 A _c (15)										○	*	○				○					○						*	*	*	○	○	*	*	*	*		
						18 MULTIPLE RURAL USE 1 DU 4, 8, 20 & 40 A _c (15)										○	*	○				○					○		○	○			*	*	*	○	○	*	*	*	*		
						AGRICULTURAL																																					
<div><div></div><div></div><div></div></div>						19 INTENSIVE 1 DU 2, 4 & 8 A _c							○																*	*	*	○	○	*	*	*	*						
						20 PRESERVES 1 DU 8 A _c																										*	*	*	○	○	*	*	*	*			
						SPECIAL PURPOSE																																					
<div><div></div><div></div><div></div><div></div><div></div><div></div></div>						21 SPECIFIC PLAN AREA	ALL USE REGULATIONS MAY BE CONSISTENT WITH THIS LAND USE DESIGNATION																																				
						22 PUBLIC/SEMI PUBLIC	ALL USE REGULATIONS MAY BE CONSISTENT WITH THIS LAND USE DESIGNATION																																				
						23 NATIONAL FOREST & STATE PARKS 1 DU 4, 8 & 20 A _c	*	○																										*	○	*	○	○	*	*	*	*	*
						24 IMPACT SENSITIVE 1 DU 4, 8, 20 & 40 A _c	*																											*	○	*	○	○	*	*	*	*	*
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NOTES:

- The Land Use Element text describes in detail each regional category and land use designation. Use regulations are explained in the County Zoning Ordinance. Consistency with the Land Use Element shall be determined by reviewing both the Matrix and the Goals and Policies of the Land Use Element.
- See Regional Land Use Element Map.
- See the Community and Subregional Plan Maps. The densities specified on the Matrix are maximum permitted densities.
- See the County Zoning Ordinance.
- Refer to Policy 2.1 of the Land Use Element text for the application of this designation.
- Twenty percent (20%) density bonuses are available in this designation for those projects qualifying under the Inclusionary Housing Policy. Refer to Policy 2.1 of the Land Use Element text for maximum permitted density.
- The density permitted by the Use Regulation shall not exceed the maximum density specified by the Land Use Designation.
- Existing (as of January 3, 1979) fully subdivided and fully developed uses may be classified to a use regulation consistent with that use (Policy 3.6 of the Land Use Element).
- Special Purpose Overlays may be applied over any of the 24 Land Use Designations. These overlays shall serve to modify and/or further

restrict the underlying land use designation. (Policy 2.7 of the Land Use Element).

- The S 87 use regulation is not consistent with any of the Land Use Designations. It is intended to provide limited controls on the use of property pending specific studies to enable reclassification of said area in conformance with the adopted Community or Subregional Plan Maps.
- To determine consistency in those Community and Subregional Plan Areas where public hearings have not been held to achieve consistency with the Regional Land Use Element, the Land Use Designations on the Community and Subregional Plan Maps shall take precedence over the regional Categories (Policy 3.2 of the Land Use Element).
- Existing Private Development Plans, Specific Plans and Applications to expand the boundaries of same may conflict with the categories of the Regional Land Use Element. To determine consistency in these cases, the findings as stated in Policy 3.4 of the Land Use Element must be made by either the Planning Commission or Board of Supervisors prior to project level approval.
- Within Country Towns where commercial uses are not specifically designated on the Community or Subregional Plan Maps, commercial uses/use regulations may be consistent with this designation if these uses primarily serve the local population. This does not apply to those lands in Country Towns where commercial is designated on the plan map. If these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.

ated on the plan map. If these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.

- Until public hearings are held to determine appropriateness of areas designated #12 and #13 based on the new (as of January 3, 1979) definitions of these designations, this regulation is deemed consistent wherever already applied (as of January 3, 1979).
- Clustering when located within the Estate Development area category of the Land Use Element (Policy 1.3, pg 117) is permitted within this designation.
- The Extractive land use designation is an extractive designation which takes precedence over underlying designations. Upon completion of mining and rehabilitation, the underlying designations automatically apply.

APPENDIX A

REGIONAL POLICY 1: REGIONAL CATEGORIES

The following seven Regional Categories shall guide development within the unincorporated area of the County. These categories are delineated on the Regional Land Use Map.

The Current and Future Urban Development Area categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line on the Regional Land Use Map and the Community and Subregional Plan maps. Urban development will not occur outside the Urban Limit Line during the life of this plan.

1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

- Commercial, industrial, and residential uses and densities will be those permitted by the applicable Land Use Designations on the Community or Subregional Plan maps.
- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable Land Use Designations depicted on the Community or Subregional Plan maps.
- On residential lands achievement of overall densities of at least four (4) dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas.)
- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

1.2 FUTURE URBAN DEVELOPMENT AREA (FUDA)

Future Urban Development Areas are those that will ultimately be developed at urban densities, but which in the near term, should be held in reserve. Future Urban Development Areas will be permitted to develop at low densities (ten acre parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities. Certain areas adjacent to or encompassed by cities have also been placed in this category in order to encourage annexations.

- A parcel size of ten (10) acres will be required when considering divisions of land. A smaller parcel size will be permitted only when an area is annexed to an adjacent city or development is conditioned upon annexation.
- The boundaries between Current Urban and Future Urban Development Areas will be evaluated approximately every three years. Any such boundary adjustment shall be consistent with the Regional Air Quality Strategy (RAQS).
- The outer boundaries of all Current and Future Urban Development Areas will be designated as Urban Limit Lines beyond which urban development will not be permitted through 1995.

1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of two (2) to twenty (20) acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

- Where authorized, parcel sizes of two (2) to twenty (20) acres or larger will be permitted depending on the slope criteria in the underlying Community or Subregional Plan Land Use Designations.
- Clustering or lot averaging will be permitted, providing:
 - the project will not require urban levels of service, and
 - at least 40% of the project area is in permanent open space.
- Where groundwater is the sole source of water supply, the guidelines for land development as stated in the County Groundwater Policy will apply.

1.4 RURAL DEVELOPMENT AREA (RDA)

The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

- Where authorized, parcel sizes of four (4) to forty (40) acres or larger will be permitted depending upon the Land Use Designations on the applicable Community or Subregional Plan map, and the guidelines for land development as stated in the County Groundwater Policy.

1.5 COUNTRY TOWNS (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.

The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

- Uses and densities will be those permitted by the applicable Community or Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- Expansion of Country Town boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

1.6 ENVIRONMENTALLY CONSTRAINED AREAS (ECA)

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

- Uses and densities will be those permitted by the applicable Community and Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.
- Flood prone areas which are not planned for stabilization will be retained in natural, open, and other non-urban uses.
- Areas designated Agricultural Preserve shall be designated "Environmentally Constrained Areas."

1.7 SPECIAL STUDY AREAS (SSA)

- This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review or study.
- In the Desert Special Study Area (Borrego Springs), no application for changes in the General Plan which would result in an overall increase in the potential number of dwelling units shall be approved until a cumulative environmental analysis and long range plan are prepared for the area.
- In the Otay Mesa Area, division of land or rezones shall be discouraged pending completion of studies on implementation of the Economic Development District.

APPENDIX B

REGIONAL POLICY 3: COMMUNITY AND SUBREGIONAL PLANS

Regional Categories delineated on the Regional Land Use Map shall be implemented through Land Use Designations delineated on Community and Subregional Plan maps. Within these Community and Subregional Plan areas, the following additional policies shall apply:

3.1 URBAN DESIGNATIONS

Except as otherwise specified in Policies 3.2 or 3.4, urban designations shall be applied to contiguous planned commercial and residential areas associated with a community or city center. Land Use Designations permitting densities of one (1) dwelling unit per gross acre or a higher density shall not be applied outside of Urban Development Areas, Country Towns, or existing locations.

3.2 COMMUNITY PLAN DESIGNATIONS

Community and Subregional Plan designations, goals, objectives, and policies shall be consistent with the Regional Categories, goals, and policies of the Regional Land Use Element. Until public hearings are held to achieve consistency between the Regional Land Use Element as adopted by the Board of Supervisors on January 3, 1979 and the existing Community or Subregional Plans, the Land Use Designations of the Community or Subregional Plans shall take precedence over the Regional Categories. In the event a finding of consistency must be made between the old land use categories and the new designations, the attached Interim Conversion Table shall be utilized.

3.3 COUNTRY TOWN BOUNDARIES

Country Town boundaries as delineated on the Regional Land Use Map are based on the existing land use pattern and Use Designations shown on each Community Plan or Subregional Plan map. Precise boundaries may be adjusted to better reflect community characteristics as long as such adjustments do not represent an expansion into areas deemed inappropriate by the goals and policies of the Regional Land Use Element.

3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS

Existing private development plans, specific plans, and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the Regional Land Use Element. In these cases, for the purpose of consistency with the Regional Land Use Element, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:

1. The project will not adversely affect or promote premature growth to adjacent properties, and

the project has sufficient facility capacity to accommodate both the present and future population if built out to capacity, and

a substantial private investment in public facilities has been made on the basis of past approvals of development phases, and

the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the Community/Subregional Plan maps which resulted from previous approvals of Private Development/Specific Plans; or

2. The density and character of development is substantially in conformance with the Regional Land Use Element goals.

3.5 EXISTING (80% -- 100%) SUBDIVIDED OR (80% -- 100%) DEVELOPED USES

Existing subdivided or developed uses which are not deemed appropriate for expansion pursuant to the goals of the Land Use Element may exist in certain locations of the County at the time of adoption of this Element. Subdivided/developed uses is defined as a project or an area which is at least 80% subdivided or developed to its capability when considering the density/type of development permitted when originally planned. In these cases, for the sole purpose of implementation, existing subdivided lands and developed uses (e.g., mobilehome parks) may be classified to a Use Regulation consistent with those uses. Expansion of these or similar uses into undeveloped adjacent areas must be consistent with the applicable Regional Categories and Land Use Designations.

3.6 LOW AND MODERATE INCOME ELDERLY HOUSING

It is the intent of the Regional Land Use Element to encourage the development of housing for alleconomic groups in the community (Goal#6). To implement this, developments not to exceed 60 du/gross acre may be permitted in Current Urban Development Areas if all of the following findings are made:

1. 100% of the units shall be made available to low and moderate income elderly households (as defined by the U.S. Department of Housing and Urban Development).
2. A major use permit, pursuant to the County Zoning Ordinance, shall be approved by the Planning Commission and/or Board of Supervisors.



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3. Sufficient services and facilities shall be available to support the project including public mass transportation.
4. The project shall be free from non-mitigatable, adverse environmental impacts or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State EIR Guidelines.

3.7 EXISTING MOBILEHOME PARK MAJOR USE PERMITS/VARIANCES

Mobilehome parks which have been authorized by Major (Special) Use Permits or variances which have been vested may exist in certain locations throughout the County in conflict with the Regional Categories of the Land Use Element. In these cases, for the purpose of determining consistency with the Regional Land Use Element and the applicable Community or Subregional Plan, an approved and vested major use permit or variance for a mobilehome park may be subdivided into individual mobilehome park lots if all of the following findings are made:

1. The project will not adversely affect or promote premature growth to adjacent properties.
2. Sufficient facility capacity can be provided prior to need to accommodate both the present and future population if built out to capacity.
3. The proposed subdivision will be in substantial conformance with the design approved by Major Use Permit or variance.
4. The proposed subdivision does not exceed the maximum density as granted by the Major Use Permit or variance.
5. All applicable Zoning Ordinance and Subdivision Ordinance standards and regulations have been complied with and any measures proposed to mitigate environmental impacts have been accomplished by the applicant.

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